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8 **UNITED STATES DISTRICT COURT**
9 **DISTRICT OF NEVADA**

10 BANK OF AMERICA, N.A.,

Case No.: 2:16-cv-01692-APG-GWF

11 Plaintiff,

12 vs.

**STIPULATION AND ORDER TO
DISMISS ALL CLAIMS BETWEEN
BANK OF AMERICA, N.A. AND
GEORGE PETER LEE AND INDIGO
HOMEOWNERS' ASSOCIATION**

13 OPERTURE INC., a corporation; BRIDGER
14 INVESTMENT LLC, a Nevada limited liability
15 company; GEORGE PETER LEE; ALESSI &
16 KOENIG, LLC, a Nevada limited liability
17 company; INDIGO HOMEOWNERS'
18 ASSOCIATION, a Nevada non-profit
19 corporation; and DOES I through X, and ROE
20 CORPORATIONS I through X, inclusive,

21 Defendants.

22 IT IS HEREBY STIPULATED AND AGREED, by and between Plaintiff, BANK OF
23 AMERICA, N.A., ("BANA" or "Plaintiff"), by and through its attorneys of record, R. Samuel
24 Ehlers, Esq. and Aaron D. Lancaster, Esq., of the law firm of Wright, Finlay & Zak, LLP, and
25 Defendants, GEORGE PETER LEE ("Mr. Lee"), by and through its counsel of record, Troy P.
26 Domina, Esq. and INDIGO HOMEOWNERS ASSOCIATION ("HOA"), through its counsel of
27 record T. Chase Pittsenbarger, Esq., hereby stipulate and agree as follows:

28 1. This action concerns title to real property commonly known as 9268 Lapeer
Street, Las Vegas, Nevada 89178 ("Property") following a homeowner's association foreclosure
sale conducted on December 17, 2014, with respect to the Property.

1 2. As it relates to BANA, Mr. Lee and HOA (collectively referred to as the
2 “parties”), a dispute arose regarding that certain Deed of Trust recorded against the Property in
3 the Official Records of Clark County, Nevada as Instrument Number 20070126-0004487 (“Deed
4 of Trust”), and in particular, whether the Deed of Trust continues to encumber the Property.

5 3. This Stipulation and Order is the result of a compromise resolution of this action
6 and shall not constitute or be construed as an admission of the facts or legal conclusions at issue
7 in this action, or an admission as to the validity of the allegations in future actions.

8 4. With respect to this dispute, the Parties have entered into confidential settlement
9 agreements.

10 5. Plaintiff expressly reserves all rights and interests in the loan secured by the Deed
11 of Trust, as well as its claims against Alessi & Koenig, LLC, including but not limited to, any
12 actions to seek a deficiency judgment.

13 6. The Parties have resolved all of their claims and disputes, and stipulate and agree
14 to the dismissal of all claims among them with prejudice, with each party to bear its own costs
15 and attorneys’ fees.

16 7. The Parties further stipulate and agree that a copy of this Stipulation and Order
17 may be recorded with the Clark County Recorder.

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IT IS SO STIPULATED.

JANUARY 8TH, 2019

JANUARY 8TH, 2019

WRIGHT FINLAY & ZAK

LEACH JOHNSON SONG & GRUCHOW

By: /s/ Aaron Lancaster
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Plaintiff, Bank of America, N.A.

By: /s/ Chase Pittsenbarger
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*Attorneys for Defendant Indigo
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JANUARY 8TH, 2019

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By: /s/ Troy P. Domina
Troy P. Domina, Esq.
100 North City Parkway, Suite 1600
Las Vegas, NV 89106-4614
*Attorneys for Defendant George Peter
Lee*

ORDER

IT IS SO ORDERED.

Dated: January 8, 2019.


UNITED STATES DISTRICT COURT JUDGE